



TOWN OF NORTH YARMOUTH
PLANNING BOARD

MINOR SUBDIVISION APPLICATION

(See Section 5 pages 37 through 59 of the North Yarmouth Land Use Ordinance)

NAME OF APPLICANT: S. Woodward & M. Burns PHONE #: Scott @ 329-5799
EMAIL: woodwardsg@yahoo.com & murfycat@gmail.com ALT. PHONE#: _____
FULL ADDRESS: 208 Lufkin Rd, N Yarmouth, ME 04097 & 1080 17th St, Marion, IA 52302
PROPERTY ADDRESS: Lufkin Road
MAP: 10 LOT: 1

AGENT/REPRESENTATIVE (if other): Wayne Wood PHONE #: 657-3330
EMAIL: wtwco1328@gmail.com
FULL ADDRESS: 30 Wood Dr. ~ Gray, ME 04039

1. Names and Addresses of ALL property owners within 500' of any and all property boundaries (use a separate sheet). Please contact Code Office for Updated Abutters List)

2. Plan preparer information if other than property owner:

Name: Wayne T. Wood & Co.
Address: 30 Wood Drive ~ Gray, ME 04039
Phone Number: 657-3330 Professional Lic. # PLS #1328
Email: wtwco1328@gmail.com

3. Zoning Classification of the Property

Village Center Village Residential Farm and Forest
 Shoreland Residential Resource Protection Royal River Overlay
 Groundwater Protection Overlay

4. Provide a General Description of the proposed use or activity, including but not limited to the type of use, square footage involved, hours of operation, types and amount of traffic to be generated (use separate sheet).

5. Historic Structures: Are there any historic structures or areas of historical importance on the property? YES NO

6. Complete List of all chemicals, pesticides, fuels, nutrients and other potentially toxic or hazardous materials to be used or stored on the premises, and the quantities of these materials (use a separate sheet).

7. List of Equipment to be used, parked or stored (use a separate sheet).

8. To the best of my knowledge, all the above-stated information, and all prepared submissions in this application are correct.

Wayne Wood
Signature of Applicant/Owner

04 / 20 / 2022
Date



**TOWN OF NORTH YARMOUTH
PLANNING BOARD
MINOR SUBDIVISION CHECKLIST**

NAME OF APPLICANT: Woodward / Burns
c/o Wayne Wood

DATE: 4/20/21

This checklist has been prepared to assist applicants in developing their applications. It should be used as a guide in assembling the information necessary for a complete application. However, the checklist does not substitute for the statutory criteria or the requirements of Section V. Subdivision Review Procedures and Criteria or Section X. Performance and Design Standards for Site Plan Review & Subdivision Review of the Land Use Ordinance. The Planning Board will use the checklist to make sure that your application is complete. The application need not contain separate plans as implied below. The perimeter survey, subdivision plan and engineering plans may be contained on the same drawing. However, detailed engineering drawings such as road profiles, drainage swales and erosion/sedimentation plans may best be presented on a separate sheet or sheets.

SITE PLAN PERFORMANCE & DESIGN STANDARDS	Received by Planning Board	Applicant Requests to be Waived	Waiver Approved by Planning Board	Applicant Requests Not Applicable
GENERAL REQUIREMENTS				
1. <u>Request for Hearing Form</u>	✓			
2. <u>Fee Calculation Sheet</u>	✓			
3. <u>Waiver or N/A Request Form, if required</u>				✓
4. <u>Abutter List & Notification Statement</u>				
5. <u>DEP Approval, if required (Section 3 - 3.9B)</u>				✓
6. <u>Subdivision Approval, if required (Section V)</u>				✓
7. <u>Board of Zoning Appeal Approval, if required Section VI - 6.2)</u>				✓
8. <u>MDOT Approval, if required (Section VIII – 8.4.J.2)</u>				✓
10-1 APPLICABILITY				
10-2 GENERAL LAYOUT OF DEVELOPMENT				
A. <u>Utilization of the Site</u>				
B. <u>Lots</u>				
B.1	Dimensional Requirements	✓		
B.2	Right of Way not included in Lot Area			✓
B.3	Side Lot Lines perpendicular to Street	✓		
B.4	Lots Divided by Streams			✓
B.5	Future Lot Planning (Subdivisions only)			✓



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B.6	Interconnected Development				✓
C. Blocks - Utility/Pedestrian Easement					✓
D. Utilities - Underground		✓			
E. Monuments					
E.1	Stone Monuments Locations				✓
E.2	Stone Monuments or Capped Iron Pipe at boundaries	✓			
E.3	Stone Monuments Requirements				✓
E.4	All Others Marked by Suitable Monumentation	✓			
10-3 BROOK, POND, VERNAL POOL AND WETLAND BUFFERS					
A. Purpose and Applicability					
A.1	Protect Areas not covered in Section 9-1				✓
A.2	Distinguish between High and Low Value Wetlands				✓
A.3	Residential Shoreland & Resource Protection Apply				✓
B. Protected Resources					
B.1	Stream				✓
B.2	Pond				✓
B.3	Vernal Pool				✓
B.4	High Value Wetlands				✓
B.4.a	Contain Pond or Vernal Pool				✓
B.4.b	Within Floodplain of Stream or Pond				✓
B.4.c	Wetland Plant Species				✓
B.5	Low Value Wetland				✓
C. Standards					
C.1	Vegetative Buffers				✓



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C.2	Location, Species, Height, Canopy				✓
C.3	Buffer Width Related to Slope (SEE TABLE)				✓
C.4	Natural State to Greatest Extent Practical				✓
C.5	Buffer Strips Maintained in Natural State				✓
C.5.a	Clearing of Dead and Diseased Trees				✓
C.5.b	Underlying Vegetation (must not be removed)				✓
C.6	Building and Structure Setback				✓
C.7	Permanent Markers (must be installed)				✓
D. <u>Plan Submittals</u>					
D.1	Site plan, Topo, Wetlands, Buffers	✓			
D.2	Existing Vegetation Described	✓			
D.3	Buffer (Any new buffers described)				✓
D.4	Maintenance and Restrictions of Buffers				✓
D.5	Deed restrictions and covenants				✓
D.6	Plat	✓			
E. <u>Exemptions</u>					
E.1	Buffer and setbacks are not required adjacent to the following area:				
E.1.a	Swales and ditches				✓
E.1.b	Artificial impoundments				✓
E.1.c	Low value wetlands				✓
E.2	Buffers and setbacks do not apply to				
E.2.a	Storm water management facilities				✓
E.2.b	Road crossings, bridges, culverts, utilities				✓
E.2.c	Docks, boat ramps, direct access				✓



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10-4 BUILDING DESIGN STANDARDS				
A. <u>Purpose</u>				✓
B. <u>Applicability</u>				✓
<u>CONTENTS</u>				
A. General Building Standards				✓
B. Primary Building Types				✓
C. Accessory Building Types				✓
D. Components				✓
E. Roof Types				✓
F. Special Definitions				
10-5 COMMUNITY FACILITIES IMPACT ANALYSIS AND MITIGATION				
10-6 DRIVE THROUGH FACILITIES				
10-7 EROSION AND SEDIMENTATION CONTROL				
A. <u>Topography and Natural Surroundings</u>	✓			
B. <u>Best Management Practices</u>				
B.1 Stripping, Removal, Re-Grading	✓			
B.2 Exposure to a Minimum	✓			
B.3 Temporary Measures	✓			
B.4 Permanent Measures	✓			
B.5 Sediment Basins or Silt Traps				✓
B.6 Adjoining property and slope	✓			
B.7 Dust control	✓			
B.8 No grading or filling near water body				✓
B.9 Measures monitored periodically	✓			



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10-8 EMISSIONS				✓
10-9 EXTERIOR LIGHTING				
A. <u>Adequate for nighttime hours</u>				✓
B. <u>Street lighting</u>				✓
C. <u>Lighting does not produce deleterious effects</u>				✓
D. <u>Fixtures shielded or hooded</u>				✓
E. <u>Blinking lights prohibited</u>				✓
F. <u>Maximum height</u>				✓
G. <u>Spotlights prohibited</u>				✓
10-10 FINANCIAL AND TECHNICAL CAPACITY				
A. <u>Adequate financial resources</u>	✓			
B. <u>Qualified contractors and consultants</u>	✓			
10-11 FLOODPLAIN MANAGEMENT				
A. <u>Consistent with Floodplain Ordinance</u>				✓
B. <u>Development/Subdivision Requirement</u>				✓
C. <u>Building Prohibited on Floodplains</u>				
C.1 Building prohibited in floodplain				✓
C.2 Statement and restriction				✓
C.3 Woodlands, grassland, pastureland, recreation				✓
C.4 Piers, docks, wharves, bridges and boat ramps				✓
10-12 HAZARDOUS, SPECIAL AND RADIOACTIVE MATERIALS				
A. <u>Handling, storage and use per standards</u>				✓
B. <u>Reporting Requirement</u>				✓
10-13 HISTORIC AND ARCHAEOLOGICAL SITES				
A. <u>Protect resources</u>				✓



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B.	Maine Historic Preservation Commission review				
10-14 LANDSCAPING, BUFFERS AND SCREENING					
A.	<u>Purpose</u>				✓
B.	<u>Standards</u>				
B.1	Landscaping				✓
B.1.a	Natural State Preserved				✓
B.1.b	Public roads, areas, recreation sites, buildings				✓
B.1.c	Newly Planted Deciduous Tree Requirements				✓
B.1.d	Plan should include Landscapes				✓
B.2	Buffers and Screening				✓
B.2.a	Adjacent uses and screening				✓
B.2.b	Year-round visual screen				✓
B.2.c	Parking lots and areas				✓
B.2.d	Garbage collection areas buffered				✓
B.2.e	Sufficient buffering				✓
B.2.f	Width of buffer				✓
10-15 NATURAL BEAUTY AND AESTHETICS IN THE FARM AND FOREST DISTRICT, RESIDENTIAL SHORELAND DISTRICT AND RESOURCE PROTECTION DISTRICT					✓
10-16 NOISE					
A.	Control Levels for Neighboring Properties				✓
B.	Sound Pressure Level Limits (SEE TABLE)				✓
C.	Measured by a Meter				✓
10-17 SEWAGE DISPOSAL					
A.	<u>Subsurface Sewage Disposal</u>				



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A.1	Follow State of Maine Rules	✓			
A.2	Hydrogeologic Assessment				✓
A.2.a	Suitable soils	✓			
A.2.b	Water supplies	✓			
A.2.c	Groundwater quality				✓
A.2.d	Monitoring wells				✓
A.2.e	Operation and maintenance manual				✓
B. Public Sewer System Disposal					
B.1	Not allowed in Farm and Forest District, Residential Shoreland District or Resource Protection District				✓
B.2	Sewer District statement of capacity				✓
10-18 SIGNS					
A.	<u>General Requirements</u>				✓
B.	<u>Village Center District</u>				✓
C.	<u>Identify or Advertise Must be on Premises</u>				✓
D.	<u>Sign Area</u>				✓
E.	<u>Installation and Height</u>				✓
F.	<u>Height and Location by Roads</u>				✓
G.	<u>Attached to Structure</u>				✓
H.	<u>Maintenance and Removal</u>				✓
I.	<u>Illumination</u>				✓
J.	<u>Nonconforming Signs</u>				✓
K.	<u>Special Event Signs</u>				✓
L.	<u>Home Occupation Signs</u>				✓



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M.	<u>Signs in the Resource Protection District and the Residential Shoreland District</u>				✓
N.	<u>Municipal and Public Safety Signs</u>				✓
10-19 SOIL SUITABILITY		✓			
10-20 SOLID WASTE DISPOSAL					
A.	<u>Disposal at Licensed Facility</u>				✓
B.	<u>Alternative Arrangements</u>				✓
10-21 STORAGE OF MATERIALS					
A.	<u>Sufficient Setbacks and Screening</u>				✓
B.	<u>Dumpsters</u>				✓
C.	<u>Physical Screening</u>				✓
D.	<u>Buffers and Screening</u>				✓
10-22 STORM WATER CONTROL					
A.	<u>Designed to Minimize Runoff</u>				✓
B. Requirements					
B.1	Design by Maine engineer				✓
B.2	Easement width				✓
B.3	Oil and grease traps				✓
B.4	Designing engineer statement				✓
B.5	Designed to Town Roadway Criteria				✓
B.6	Maintenance Plan				✓
10-23 RECREATION AND OPEN SPACE LAND IN DEVELOPMENTS					
A.	Applicability and Purpose				✓
B. Retention of Useable Open Space/Recreation Land					
B.1	Planning Board may Require Reservation of Land				✓
B.2	Percentage of Useable Open Space (SEE TABLE)				✓



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C. Waivers of Minor Subdivisions of Mandatory Open Space				
D. Ownership and Maintenance of Common Open Space and/or Recreation Land				
D.1 Facilities & Property Ownership				✓
D.1.a Lot Owners' Association				✓
D.1.b Association Principal Purpose				✓
D.1.c The Town				✓
D.2 Subdivision of the Common Open Space Prohibited				✓
D.3 Monitoring Fee (Planning Board May Require)				✓
E. Homeowners Association Requirements				✓
10-24 WATER SUPPLY				
A. <u>Public Water Supply</u>				
A.1 Written statement from Yarmouth Water District				✓
A.2 System approved by Yarmouth Water District and North Yarmouth Fire Chief				✓
B. <u>Required Connection to Public Water Supply</u>				✓
C. <u>Individual Wells Regulations</u>				
D. <u>Fire Protection</u>				
D.1 Hydrant locations				✓
D.2 Storage capacity				✓
D.3 Hydrant specifications				✓
D.4 Easement				✓
10-25 WATER QUALITY				
A. <u>Water Quality</u>				
A.1 No discharge in surface or groundwater				✓
A.2 Maine DEP and Fire Marshal's Office standards				✓
A.3 License from Maine DEP				✓



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A.4	Discharge treated				✓
B. <u>Groundwater</u>					✓
C. <u>Wellhead Protection</u>					✓
D. <u>Requirements for Hydrogeologic Assessments</u>					
D.1	Class A (high intensity) Soil Survey	<i>Class B</i> ✓			
D.2	Water table				✓
D.3	Drainage conditions	✓			
D.4	Existing groundwater quality				✓
D.5	Analysis and evaluation				✓
D.6	Map of wastewater systems and wells	✓			
E. <u>Projections of Groundwater Quality</u>					✓
F. <u>Drinking Water Standards</u>					✓
G. <u>Demonstrate Treatment</u>					✓
H. <u>Contaminants</u>					✓
I. <u>Construction Standards</u>					✓
J. <u>System and Well Zones</u>					✓
10-26 PROTECTION OF SIGNIFICANT WILDLIFE HABITAT					
A. <u>Designed to Protect</u>					✓
B. <u>Identify and Map Wildlife Habitats</u>					✓
C. <u>Consult and Obtain Written Report</u>					✓
D. <u>Deer Wintering Areas</u>					✓
E. <u>Deed Restrictions</u>					✓
10-27 PUBLIC ACCESS TO THE SHORELINE					
10-28 BACK LOTS AND ACCESS					
A. <u>Right-of-Way</u>					



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SITE PLAN PERFORMANCE & DESIGN STANDARDS		Received by Planning Board	Applicant Requests to be Waived	Waiver Approved by Planning Board	Applicant Requests Not Applicable
A.1	Width and frontage				✓
A.2	Emergency vehicles				✓
A.3	Existing lot and right-of-way				✓
A.4	Backlots prohibited in subdivisions	✓			
A.5	Private Roads Serving Three or More Residential Units and/or Non-residential Uses				✓
A.6	In the Farm and Forest District, Residential Shoreland District and Resource Protection District – lot size and width				✓
A.7	In the Village Center District and Village Residential District – dimensional requirements				✓
10-29 ACCESS MANAGEMENT STANDARDS					
A. <u>Applicability</u>					✓
B. <u>Adequacy of the Public Road System</u>		✓			
C. <u>Safe Sight Distances</u>					
C.1.	Designed	✓			
C.2	Measurements	✓			
C.2.a	Sight Distance Speed	✓			
C.2.b	Height	✓			
C.2.c	Truck traffic				✓
C.2.d	Recreational vehicle traffic				✓
C.3	Placement	✓			
C.4	Site triangle				✓
D. <u>Access Management and Safety Standards</u>					
D.1	Hazardous conflicts				✓
D.2	Residential Lots	✓			



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D.2.a	Farm and Forest District, Residential Shoreland District and Resource Protection District				✓
D.2.b	Village Center District and Village Residential District	✓			
D.3	Commercial and Other Non-Residential Lots				✓
D.3.a	Farm and Forest District, Residential Shoreland District and Resource Protection District				✓
D.3.b	Village Center District and Village Residential District				✓
D.4	Shared Driveways				✓
D.5	Road, Pedestrian and Bicycle Connections Between Developments				✓
D.6	Subdivisions	✓			
D.7	Corner Lot Access				✓
D.8	Access Ways to Non-Residential Developments or to Multiplex Developments				✓
D.9	Driveway Turn-Around Area				✓
D.10	Driveway Grades	✓			
D.11	Access Way Location and Spacing				✓
D.11.a	Location from intersection				✓
D.11.b	Existing private roads				✓
D.11.c	Demonstration of No Alternative				✓
10.30 SUBDIVISION STREET CONNECTIVITY REQUIRED IN THE VILLAGE CENTER AND VILLAGE RESIDENTAL DISTRICTS					
A. Purpose					✓
B. Applicability					✓
C. Requirements					
C.1	Proposed Subdivision Streets				✓



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C.2	Proposed Street System				✓
C.3	Proposed Transportation System				✓
C.4	Redevelopment and Road Improvements				✓
C.5	Future Street Extension				✓
C.6	Reserved Streets for Future Street Connections				✓
C.7	Waivers				✓
C.7.a	Dead End Streets				✓
C.7.b	Hammerhead Turn-around				✓
C.7.c	Turn-Around				✓
C.7.d	Emergency Access				✓
10.31 SUBDIVISION STREET LENGTH AND CONNECTION REQUIREMENTS IN THE FARM AND FOREST DEISTRIC AND RESIDENTIAL SHORELAND DISTRICT					
A. Purpose					✓
B. Standards					✓
B.1	12 Residential Units or Lots				✓
B.2	Dead-End Street				✓
B.3	Connectivity Requirements				✓
10.32 PEDESTRIAN WAYS AND BICYCLE ACCESS, CIRCULATION AND FACILITIES					
A. Applicability and Purpose					✓
B. Standards					✓
B.1	Village Center District and Village Residential District Sidewalk Requirements				✓
B.2	Farm and Forest District and Residential Shoreland District, Resource Protection District Sidewalk Requirements				✓
B.3	Sidewalk Design				✓
B.4	Connect to existing				✓



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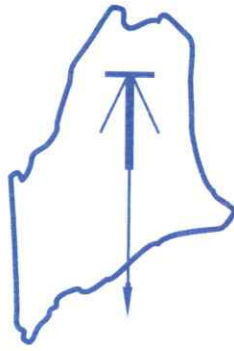
SITE PLAN PERFORMANCE & DESIGN STANDARDS		Received by Planning Board	Applicant Requests to be Waived	Waiver Approved by Planning Board	Applicant Requests Not Applicable
B.5	Site Plan				✓
B.6	Parking Plans				✓
B.6.a	Bicycle parking				✓
B.6.b	Pedestrian Way Locations				✓
B.6.c	Village Center District and Village Residential District sidewalks on frontage with 10 or more parking spaces				✓
10-33 INTERNAL VEHICULAR CIRCULATION					
A. Safe Movement					
A.1	Clear route and Turning Area				✓
A.2	Emergency Vehicles, Routes and Signage				✓
A.3	Layout and Design of Parking Area				✓
A.4	Designed to harmonize with site				✓
10-34 OFF STREET PARKING					
A. Applicability					
✓					
B. General Requirements					
✓					
C. Parking Layout and Design					
C.1	On lot or adjacent lot				✓
C.2	Arranged so not necessary to back out on road				✓
C.3	Location of Parking				✓
C.4	Landscaping Plan Providing Screening				✓
C.5	Joint use of Parking Area Approval				✓
C.6	Durable surface				✓
C.7	Parking space size				✓
C.8	Diagonal parking				✓



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<u>D. Parking Space Requirements</u>					
D.1	Sufficient to accommodate				✓
D.2	Size of structure				✓
D.3	Reduce structure for sufficient parking				✓
D.4	On-street parking				✓
D.5	Availability of parking				✓
D.6	Pedestrian and bicycle safety				✓
D.7	Other standards				✓
<u>E. Waivers</u>					
10-35 OFF STREET LOADING REQUIREMENTS					
<u>A. Specific Uses</u>					
A.1	Maximum number of trucks				✓
A.2	Type of business				✓
A.3	Location of loading facility				✓
A.4	Screening				✓
A.5	Desirability of service roads or alleys				✓
A.6	Other characteristics				✓
A.7	Traditional layout and historical character				✓
A.8	Minimize noise impacts				✓

WAYNE



WOOD & co.

PROFESSIONAL LAND SURVEYING
and LAND PLANNING
30 Wood Drive, Gray, Maine 04039

WETLANDS DELINEATION
Telephone (207) 657-3330
wtwco@securespeed.net

April 21, 2022

Dear Planning Board Members:

I am writing this letter to introduce *Lady Slipper Hill Subdivision*, a 3-lot minor subdivision proposed by Stephen Woodward and Marie Burns on the Southwesterly side of Lufkin Road abutting the Central Maine Power Company cross country power line (Section 167).

This property is shown on the Town of North Yarmouth Tax Map #10 as Lot #1. It is situated in the Village Residential Zone. There are no wetlands or steep slopes on this property.

This property will support a total of six lots; however, my clients would prefer to offer a larger lot with a broader selection of potential house sites on each lot.

Mark Cenci Geologic, Inc. has done soils tests for septic suitability and has found that all the proposed lots have good soils.

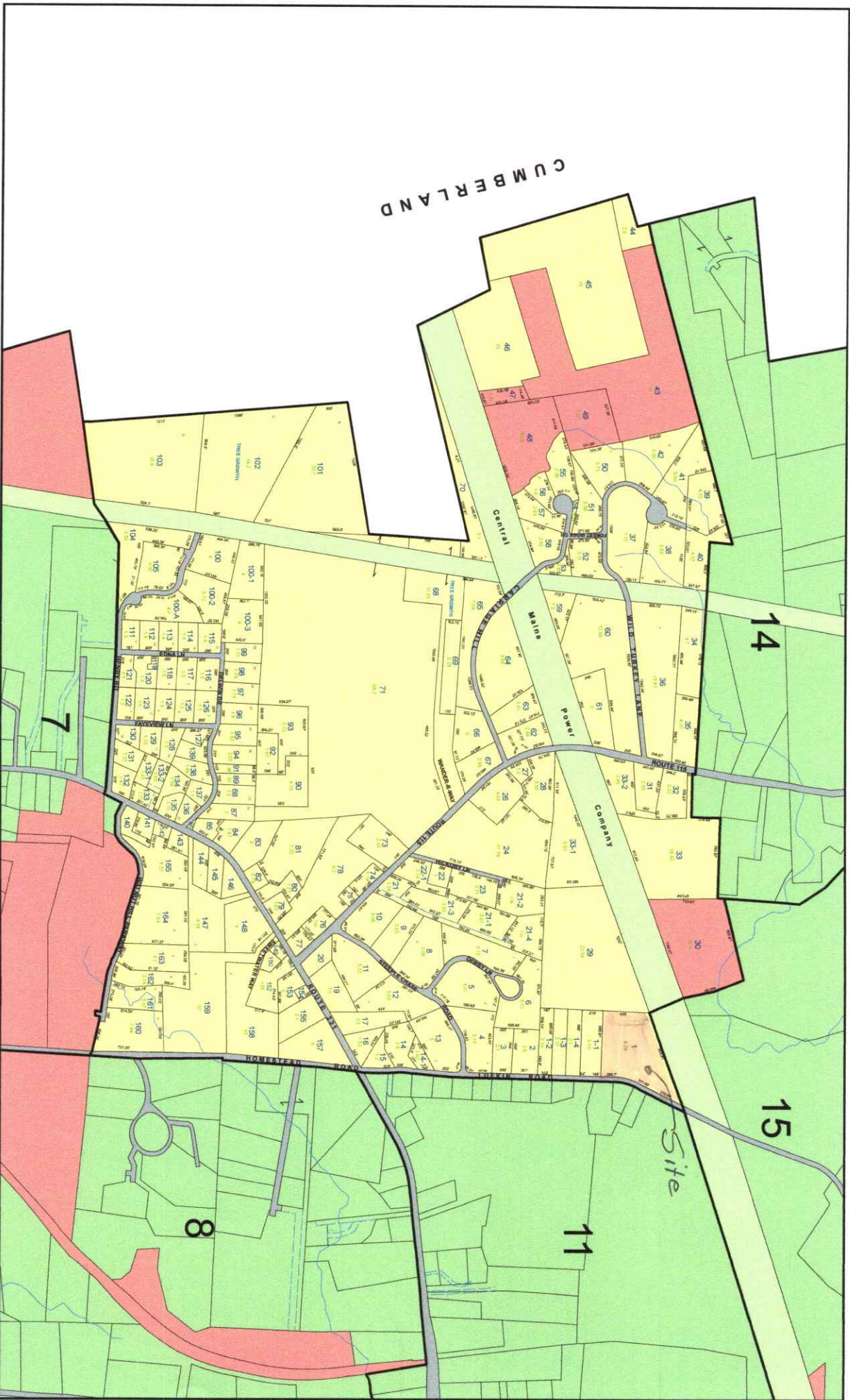
If you have any questions or comments, please do not hesitate to contact me.

Sincerely,

Wayne Wood

Wayne T. Wood, PLS #1328
Wayne T. Wood & Co.

222029-intro



CUMBERLAND

14

15

11

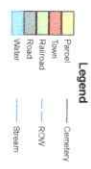
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Site

Tax Sheets are intended for assessing purposes only. Boundary locations are approximate and should not be used for conveyance of property.

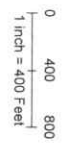
Maps updated - 01/28/2021



North Yarmouth, Maine



Maps Prepared by:
Cumberland County
Regional Assessing



Tax Sheet
10

DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE (TESTATE)

We, Robert F. Woodward, Stephen G. Woodward and Suzanne G. McGuffey, duly appointed and acting personal representatives of the Estate of Elizabeth G. Woodward, late of North Yarmouth, County of Cumberland, and State of Maine, deceased (testate), as shown by the probate records of Cumberland County, Maine, by the power conferred by the Probate Code, and every other power, in distribution of the Estate, grant to Stephen Woodward of North Yarmouth, County of Cumberland and State of Maine, whose mailing address is 208 Lufkin Road, North Yarmouth, ME 04097, the real property in North Yarmouth, County of Cumberland, and State of Maine, described on Exhibit A attached hereto and made a part hereof.

WITNESS our hands and seals this 7th day of May, 2004

WITNESS:

[Handwritten signatures of Robert F. Woodward, Stephen G. Woodward, and Suzanne G. McGuffey]

Estate of Elizabeth G. Woodward

[Handwritten signature of Robert F. Woodward]

Robert F. Woodward
Personal Representative

[Handwritten signature of Stephen G. Woodward]

Stephen G. Woodward
Personal Representative

[Handwritten signature of Suzanne G. McGuffey]

Suzanne G. McGuffey
Personal Representative

STATE OF MAINE
CUMBERLAND, SS

May 7, 2004

Then personally appeared the above-named Robert F. Woodward, Stephen G. Woodward and Suzanne G. McGuffey, as Personal Representatives of the Estate of Elizabeth G. Woodward and acknowledged the foregoing instrument to be their free act and deed in their said capacity.

Before me,

[Handwritten signature of Timothy P. Benoit]
Notary Public
Printed Name

SEAL

TIMOTHY P. BENOIT
Notary Public, Maine
My Commission Expires September 28, 2009

Exhibit A

An undivided one-half interest in and to a certain parcel of real estate situated in North Yarmouth, Maine which was the original farm owned by Mabel G. Kennedy, and which consists of one hundred (100) acres, more or less.

Stephen G. Woodward shall have the sole possession of the carriage house located on the premises and shall have the right to receive the same in any partition of the premises. In the event of such partition, there shall be set off to Stephen G. Woodward a building lot upon which said carriage house is located which shall have sufficient road frontage on the Lufkin Road and provide suitable lot size and building set backs to satisfy applicable federal, state, and local land use requirements. Stephen G. Woodward shall have the right in common to use the driveway and roads and the artesian well on the premises.

In addition, an undivided one-half interest in and to the parcels of real estate situated in North Yarmouth, Maine which Elizabeth G. Woodward acquired from the Estate of Charles R. Small, Carroll B. Skillin, and Clinton Barter, and which Elizabeth G. Woodward acquired by quit-claim deed from Maine Central Railroad, together with the parcel of real estate situated in North Yarmouth, Maine which Elizabeth G. Woodward acquired from Elmer Sawyer.

Received
Recorded Register of Deeds
May 11, 2004 10:55:32A
Cumberland County
John B O'Brien

DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE (TESTATE)

We, Robert F. Woodward, Stephen G. Woodward and Suzanne G. McGuffey, duly appointed and acting personal representatives of the Estate of Elizabeth G. Woodward, late of North Yarmouth, County of Cumberland, and State of Maine, deceased (testate), as shown by the probate records of Cumberland County, Maine, by the power conferred by the Probate Code, and every other power, in distribution of the Estate, grant to Suzanne G. McGuffey of North Yarmouth, County of Cumberland and State of Maine, whose mailing address is 207 Lufkin Road, North Yarmouth, ME 04097, the real property in North Yarmouth, County of Cumberland, and State of Maine, described on Exhibit A attached hereto and made a part hereof.

WITNESS our hands and seals this 7th day of May, 2004

WITNESS:

[Three handwritten witness signatures]

Estate of Elizabeth G. Woodward

[Signature of Robert F. Woodward]
Robert F. Woodward
Personal Representative

[Signature of Stephen G. Woodward]
Stephen G. Woodward
Personal Representative

[Signature of Suzanne G. McGuffey]
Suzanne G. McGuffey
Personal Representative

STATE OF MAINE
CUMBERLAND, SS

May 7, 2004

Then personally appeared the above-named Robert F. Woodward, Stephen G. Woodward and Suzanne G. McGuffey, as Personal Representatives of the Estate of Elizabeth G. Woodward and acknowledged the foregoing instrument to be their free act and deed in their said capacity.

Before me,

[Signature of Timothy P. Benoit]
Notary Public
Printed Name

SEAL

TIMOTHY P. BENOIT
Notary Public, Maine
My Commission Expires September 28, 2009

EXHIBIT A

An undivided one-half interest in and to a certain parcel of real estate situated in North Yarmouth, County of Cumberland and State of Maine which was the original farm owned by Mabel G. Kennedy, and which consists of one hundred (100) acres, more or less.

Suzanne G. McGuffey shall have the sole possession of the house, the old barn, and the new barn which are located on the premises and shall have the right to receive the same in any partition of the premises.

Suzanne G. McGuffey shall have the right in common to use the driveway and roads and the artesian well on the premises.

Also, an undivided one-half interest in and to the parcels of real estate situated in North Yarmouth, Maine which Elizabeth G. Woodward acquired from the Estate of Charles R. Small, Carroll B. Skillin, and Clinton Barter, and which Elizabeth G. Woodward acquired by quit-claim deed from Maine Central Railroad, together with the parcel of real estate situated in North Yarmouth, Maine which Elizabeth G. Woodward acquired from Elmer Sawyer.

Received
Recorded Register of Deeds
May 11, 2004 10:56:19A
Cumberland County
John B O'Brien



Preliminary Wastewater Disposal Investigation Woodward Property, Lufkin Road, North Yarmouth

Date: January 24, 2020

To: Scott Kerr
37 New Gloucester Road
North Yarmouth, Maine 04097-6114

Date of Investigation: December 20, 2019

Location of Investigation:

The property investigated is located on the westerly side of Lufkin Road, North Yarmouth and is identified as Lot 1 on Tax Map 10.

Purpose of Investigation:

The purpose of the investigation was to assess the suitability under the *Maine Subsurface Wastewater Disposal Rules* (the *Rules*) for on-site wastewater disposal systems to serve single-family residences on six proposed lots.

Method of Investigation:

A hand shovel, soil auger and probe were used. The *Proposed Division on Lufkin Road in North Yarmouth, Maine for Stephen Woodward* by Wayne T. Wood & Co., dated August, 2016 was used in the field during the investigation. The test pits were located by a Trimble Geo XH GPS device, capable of submeter accuracy. The GPS results were post processed for accuracy and plotted on a detail of the survey map.

Results of the Investigation:

The property is located on a broad, sloping terrace north of Walnut Hill (see Figure 1). Drainage is to Deer Brook.

The site is depicted as an association of Hinckley loamy sand and Merrimac fine sandy loam on the *National Cooperative Soil Survey* (see attached photomap and descriptions). On-site soil testing generally agrees with this mapping.

Soil description logs and a map detail are enclosed. The soil is a sandy loam on the higher portion and a fine sandy loam underdrain by a silt loam on the lower portion. The soils are rated Medium and Large by the *Rules* for wastewater disposal sizing and are categorized as 5B and 8C. There are many other sites on each lot that are suitable for wastewater disposal that were not located.

A typical septic system for a 3-bedroom home on these soils is a 20' x 35' or 20' x 55' stone bed. Other disposal options include space saving chambers and Eljen Indrain devices.

Conclusions:

Suitable sites for subsurface wastewater disposal to serve single family homes on 6 proposed lots were located. Further investigations will be required to design a specific wastewater disposal system on any site.



Mark Cenci
Site Evaluator #262



WOODWARD LUFFIN ROAD, NORTH YARMOUTH 12-20-19

<p>Observation Hole # <u>TP-1</u> <input checked="" type="checkbox"/> Test Pit <input type="checkbox"/> Boring</p> <p>_____ " Depth of organic horizon above mineral soil</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">0</th> <th style="width: 20%;">Texture</th> <th style="width: 20%;">Consistency</th> <th style="width: 20%;">Color</th> <th style="width: 35%;">Mottling</th> </tr> </thead> <tbody> <tr><td>0</td><td></td><td></td><td>DARK</td><td></td></tr> <tr><td>6</td><td>LOAM</td><td></td><td>BROWN</td><td></td></tr> <tr><td>12</td><td>SAND</td><td>LOOSE</td><td>RED</td><td></td></tr> <tr><td>18</td><td></td><td></td><td>BROWN</td><td></td></tr> <tr><td>24</td><td colspan="4" style="text-align: center;">LIMIT OF PIT</td></tr> <tr><td>30</td><td></td><td></td><td></td><td></td></tr> <tr><td>36</td><td></td><td></td><td></td><td></td></tr> <tr><td>42</td><td></td><td></td><td></td><td></td></tr> <tr><td>48</td><td></td><td></td><td></td><td></td></tr> </tbody> </table> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 5px;"> <tr> <td style="width: 10%;">Soil Profile</td> <td style="width: 15%;">Classification Condition</td> <td style="width: 10%;">Slope Percent</td> <td style="width: 15%;">Limiting Factor Depth</td> <td style="width: 50%;"> <input type="checkbox"/> Groundwater <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input checked="" type="checkbox"/> Pit Depth </td> </tr> <tr> <td>5</td> <td>B</td> <td></td> <td>24</td> <td></td> </tr> </table>	0	Texture	Consistency	Color	Mottling	0			DARK		6	LOAM		BROWN		12	SAND	LOOSE	RED		18			BROWN		24	LIMIT OF PIT				30					36					42					48					Soil Profile	Classification Condition	Slope Percent	Limiting Factor Depth	<input type="checkbox"/> Groundwater <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input checked="" type="checkbox"/> Pit Depth	5	B		24		<p>Observation Hole # <u>TP-2</u> <input checked="" type="checkbox"/> Test Pit <input type="checkbox"/> Boring</p> <p>_____ " Depth of organic horizon above mineral soil</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">0</th> <th style="width: 20%;">Texture</th> <th style="width: 20%;">Consistency</th> <th style="width: 20%;">Color</th> <th style="width: 35%;">Mottling</th> </tr> </thead> <tbody> <tr><td>0</td><td></td><td></td><td>DARK</td><td></td></tr> <tr><td>6</td><td>LOAM</td><td></td><td>BROWN</td><td></td></tr> <tr><td>12</td><td>SAND</td><td>LOOSE</td><td>RED</td><td></td></tr> <tr><td>18</td><td></td><td></td><td>BROWN</td><td></td></tr> <tr><td>24</td><td colspan="4" style="text-align: center;">LIMIT OF PIT</td></tr> <tr><td>30</td><td></td><td></td><td></td><td></td></tr> <tr><td>36</td><td></td><td></td><td></td><td></td></tr> <tr><td>42</td><td></td><td></td><td></td><td></td></tr> <tr><td>48</td><td></td><td></td><td></td><td></td></tr> </tbody> </table> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 5px;"> <tr> <td style="width: 10%;">Soil Profile</td> <td style="width: 15%;">Classification Condition</td> <td style="width: 10%;">Slope Percent</td> <td style="width: 15%;">Limiting Factor Depth</td> <td style="width: 50%;"> <input type="checkbox"/> Groundwater <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input checked="" type="checkbox"/> Pit Depth </td> </tr> <tr> <td>5</td> <td>B</td> <td></td> <td>24</td> <td></td> </tr> </table>	0	Texture	Consistency	Color	Mottling	0			DARK		6	LOAM		BROWN		12	SAND	LOOSE	RED		18			BROWN		24	LIMIT OF PIT				30					36					42					48					Soil Profile	Classification Condition	Slope Percent	Limiting Factor Depth	<input type="checkbox"/> Groundwater <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input checked="" type="checkbox"/> Pit Depth	5	B		24	
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Mark Cenci 262 1-23-20
 Site Evaluator Signature SE # Date



93 Mill Road • North Yarmouth, Maine 04097
Cell: 207.329.3524 • mark@markcenci.com
www.markcenci.com

WOODWARD LUFFIN ROAD NORTH YARMOUTH 12-20-19

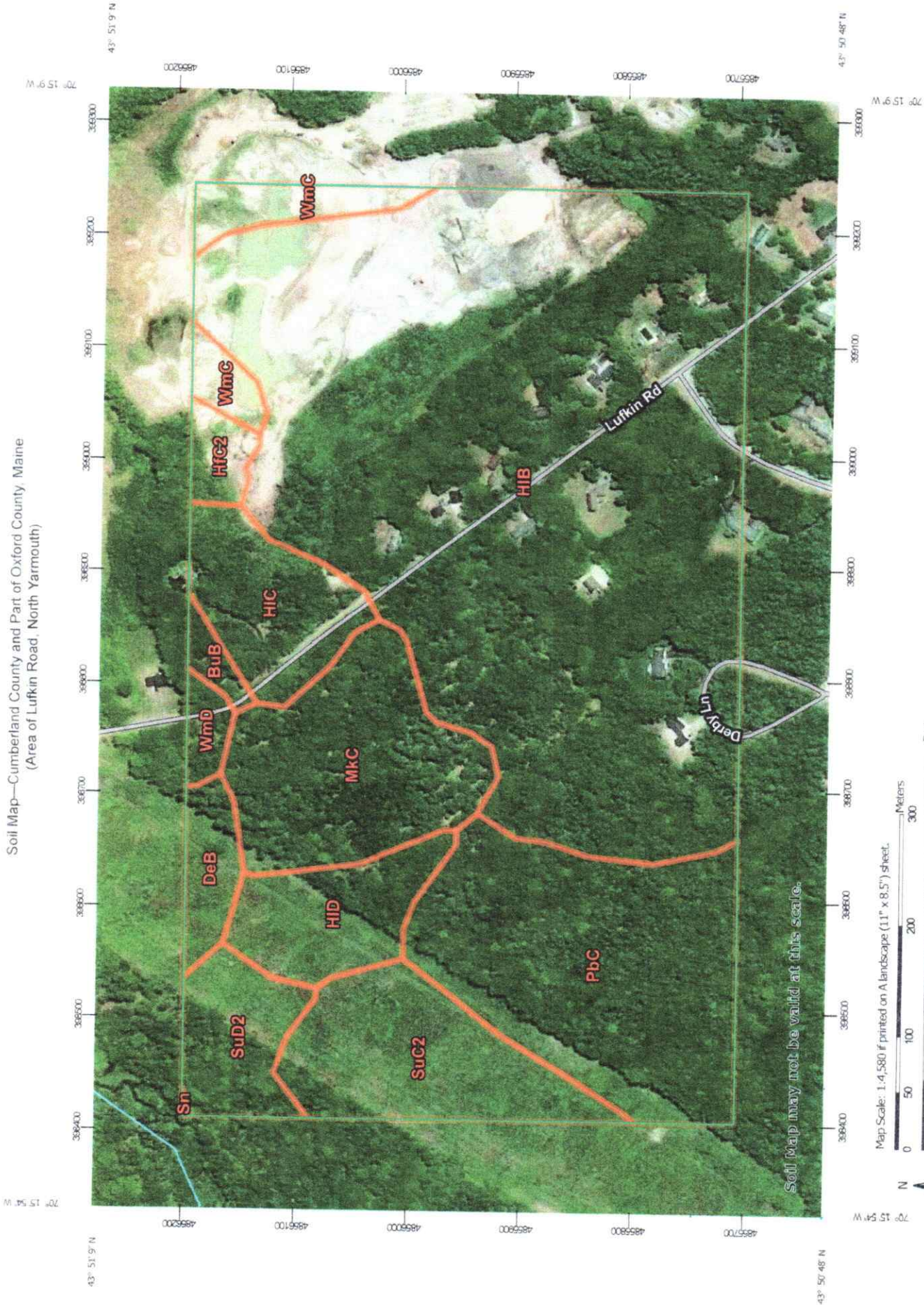
<p>Observation Hole # <u>TP-5</u> <input checked="" type="checkbox"/> Test Pit <input type="checkbox"/> Boring</p> <p>_____ " Depth of organic horizon above mineral soil</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Texture</th> <th>Consistency</th> <th>Color</th> <th>Mottling</th> </tr> </thead> <tbody> <tr><td></td><td></td><td>DARK</td><td></td></tr> <tr><td>6</td><td></td><td>BROWN</td><td></td></tr> <tr><td>12</td><td>LOOSE</td><td>RED</td><td></td></tr> <tr><td>18</td><td></td><td>BROWN</td><td></td></tr> <tr><td>24</td><td></td><td></td><td></td></tr> <tr><td>30</td><td></td><td></td><td></td></tr> <tr><td>36</td><td></td><td></td><td></td></tr> <tr><td>42</td><td></td><td></td><td></td></tr> <tr><td>48</td><td></td><td></td><td></td></tr> </tbody> </table> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Soil Profile</td> <td>Classification Condition</td> <td>Slope Percent</td> <td>Limiting Factor Depth</td> <td><input type="checkbox"/> Groundwater</td> </tr> <tr> <td>5</td> <td>B</td> <td></td> <td>20</td> <td><input type="checkbox"/> Restrictive Layer</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td><input type="checkbox"/> Bedrock</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td><input checked="" type="checkbox"/> Pit Depth</td> </tr> </table>	Texture	Consistency	Color	Mottling			DARK		6		BROWN		12	LOOSE	RED		18		BROWN		24				30				36				42				48				Soil Profile	Classification Condition	Slope Percent	Limiting Factor Depth	<input type="checkbox"/> Groundwater	5	B		20	<input type="checkbox"/> Restrictive Layer					<input type="checkbox"/> Bedrock					<input checked="" type="checkbox"/> Pit Depth	<p>Observation Hole # <u>TP-6</u> <input checked="" type="checkbox"/> Test Pit <input type="checkbox"/> Boring</p> <p>_____ " Depth of organic horizon above mineral soil</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Texture</th> <th>Consistency</th> <th>Color</th> <th>Mottling</th> </tr> </thead> <tbody> <tr><td></td><td></td><td>DE BRN</td><td></td></tr> <tr><td>6</td><td>FRIBLE</td><td></td><td></td></tr> <tr><td>12</td><td>TO</td><td>YELLOW</td><td></td></tr> <tr><td>18</td><td>LOOSE</td><td>BROWN</td><td></td></tr> <tr><td>24</td><td></td><td>NO</td><td></td></tr> <tr><td>30</td><td>SILT</td><td>OLIVE</td><td>COMMON</td></tr> <tr><td>36</td><td>LOAM</td><td>YELLOW</td><td></td></tr> <tr><td>42</td><td></td><td></td><td></td></tr> <tr><td>48</td><td></td><td></td><td></td></tr> </tbody> </table> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Soil Profile</td> <td>Classification Condition</td> <td>Slope Percent</td> <td>Limiting Factor Depth</td> <td><input checked="" type="checkbox"/> Groundwater</td> </tr> <tr> <td>8</td> <td>C</td> <td></td> <td>20</td> <td><input type="checkbox"/> Restrictive Layer</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td><input type="checkbox"/> Bedrock</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td><input type="checkbox"/> Pit Depth</td> </tr> </table>	Texture	Consistency	Color	Mottling			DE BRN		6	FRIBLE			12	TO	YELLOW		18	LOOSE	BROWN		24		NO		30	SILT	OLIVE	COMMON	36	LOAM	YELLOW		42				48				Soil Profile	Classification Condition	Slope Percent	Limiting Factor Depth	<input checked="" type="checkbox"/> Groundwater	8	C		20	<input type="checkbox"/> Restrictive Layer					<input type="checkbox"/> Bedrock					<input type="checkbox"/> Pit Depth
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Mark Cenci
262
1-23-20

Site Evaluator Signature
SE #
Date

Soil Map—Cumberland County and Part of Oxford County, Maine
(Area of Lufkin Road, North Yarmouth)







































Soil Map may not be valid at this scale.

Map Scale: 1:4,580 if printed on A landscape (11" x 8.5") sheet.

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84

MAP LEGEND

 Area of Interest (AOI)	 Spoil Area
Soils	 Stony Spot
 Soil Map Unit Polygons	 Very Stony Spot
 Soil Map Unit Lines	 Wet Spot
 Soil Map Unit Points	 Other
Special Point Features	 Special Line Features
 Blowout	Water Features
 Borrow Pit	 Streams and Canals
 Clay Spot	Transportation
 Closed Depression	 Rails
 Gravel Pit	 Interstate Highways
 Gravelly Spot	 US Routes
 Landfill	 Major Roads
 Lava Flow	 Local Roads
 Marsh or swamp	Background
 Mine or Quarry	 Aerial Photography
 Miscellaneous Water	
 Perennial Water	
 Rock Outcrop	
 Saline Spot	
 Sandy Spot	
 Severely Eroded Spot	
 Sinkhole	
 Slide or Slip	
 Sodic Spot	

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cumberland County and Part of Oxford County, Maine

Survey Area Data: Version 16, Sep 16, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 7, 2019—Jul 2, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BuB	Lamoine silt loam, 3 to 8 percent slopes	0.6	0.6%
DeB	Deerfield loamy fine sand, 3 to 8 percent slopes	1.7	1.7%
HfC2	Hartland very fine sandy loam, 8 to 15 percent slopes, eroded	1.1	1.0%
HIB	Hinckley loamy sand, 3 to 8 percent slopes	53.6	52.7%
HIC	Hinckley loamy sand, 8 to 15 percent slopes	4.5	4.4%
HID	Hinckley loamy sand, 15 to 25 percent slopes	4.1	4.0%
MkC	Merrimac fine sandy loam, 8 to 15 percent slopes	8.7	8.5%
PbC	Paxton fine sandy loam, 8 to 15 percent slopes	14.2	14.0%
Sn	Scantic silt loam, 0 to 3 percent slopes	0.0	0.0%
SuC2	Suffield silt loam, 8 to 15 percent slopes, eroded	6.6	6.5%
SuD2	Suffield silt loam, 15 to 25 percent slopes, eroded	3.3	3.2%
WmC	Windsor loamy sand, 8 to 15 percent slopes	2.5	2.4%
WmD	Windsor loamy sand, 15 to 35 percent slopes	0.8	0.8%
Totals for Area of Interest		101.7	100.0%



SuD2

BuB

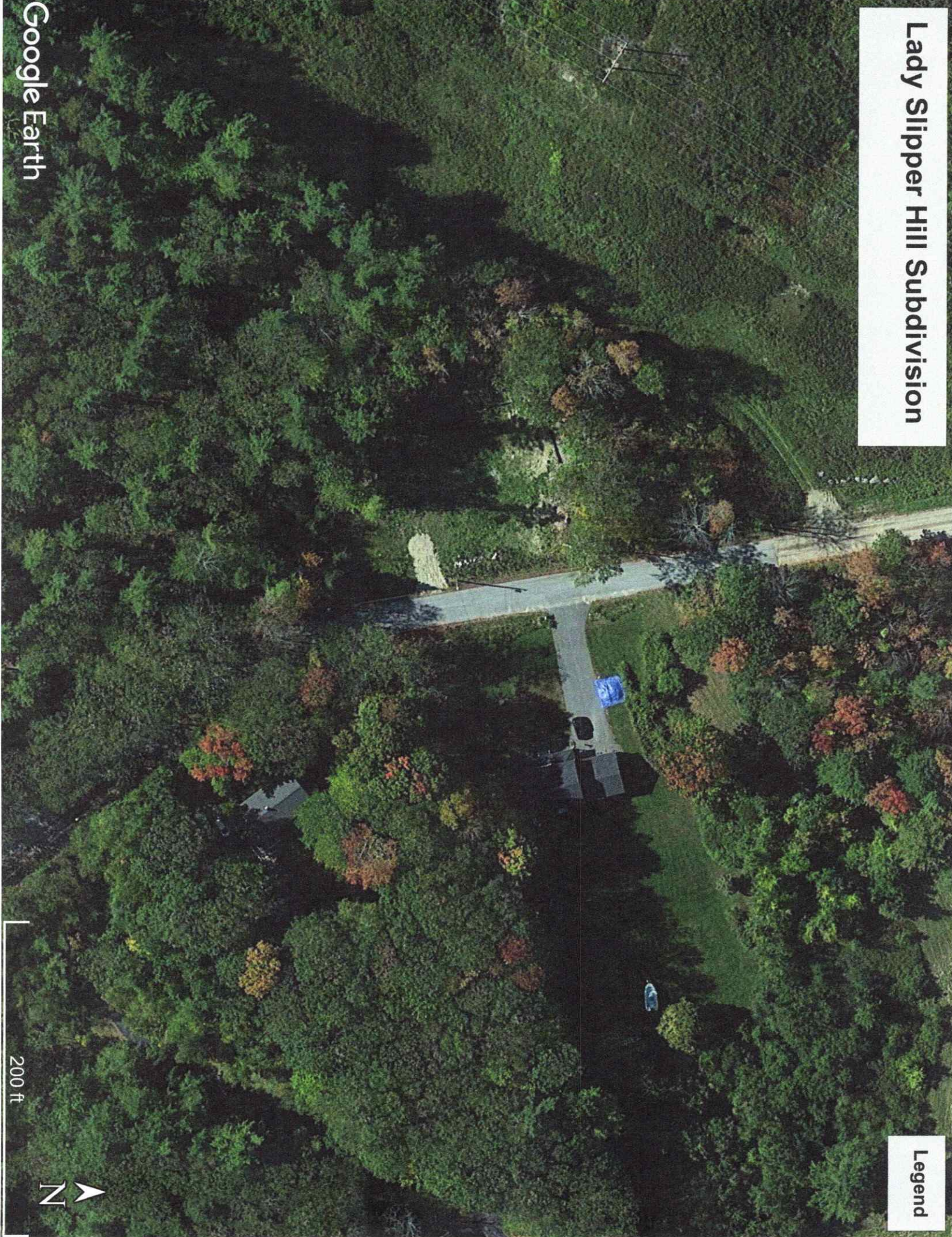
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Lady Slipper Hill Subdivision

Legend

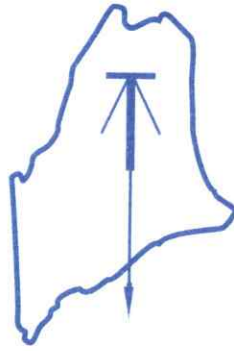


Google Earth

200 ft



WAYNE



WOOD & co.

PROFESSIONAL LAND SURVEYING
and LAND PLANNING
30 Wood Drive, Gray, Maine 04039

WETLANDS DELINEATION
Telephone (207) 657-3330
wtwco@securespeed.net

April 21, 2022

Dear Neighboring Landowner:

I am writing this letter to introduce *Lady Slipper Hill Subdivision*, a 3-lot minor subdivision proposed by Stephen Woodward and Marie Burns on the Southwesterly side of Lufkin Road abutting the Central Maine Power Company cross country power line (Section 167).

This property is shown on the Town of North Yarmouth Tax Map #10 as Lot #1. It is situated in the Village Residential Zone. There are no wetlands or steep slopes on this property.

Mark Cenci Geologic, Inc. has done soils tests for septic suitability and has found that all the proposed lots have good soils.

This project will appear before the Town of North Yarmouth Planning Board for their discussion/approval on June 14, 2022 at 7:00 pm at the North Yarmouth Town Hall.

If you have any questions or comments, please do not hesitate to contact me.

Sincerely,

Wayne T. Wood, PLS #1328
Wayne T. Wood & Co.

222029-abutter



TOWN OF NORTH YARMOUTH
PLANNING BOARD
REQUEST FOR HEARING

NAME OF APPLICANT: S. Woodward & M. Burns PHONE #: Scot @ 329-5799
EMAIL: woodwardsg@yahoo.com & murfycat@gmail.com ALT. PHONE#:
FULL ADDRESS: 208 Lufkin Rd, N. Yarmouth, ME 04097 & 1080 17th St., Marion, IA 52302
PROPERTY ADDRESS: Lufkin Road
MAP: 10 LOT: 1 ZONE: VR

AGENT/REPRESENTATIVE (if other): Wayne Wood, PLS #1328 PHONE #: 657-3330
EMAIL: wtwo1328@gmail.com
FULL ADDRESS: 30 Wood Drive ~ Gray, ME 04039

The undersigned requests the North Yarmouth Planning Board consider the following application for:

Form with checkboxes for Pre-application Sketch Plan Review, Minor Subdivision (checked), Contract Zoning, Other (Specify), Major Subdivision, and Site Plan Review.

NOTE TO APPLICANT:

- 1. This form and appropriate materials must be filed at the Code Enforcement Office no later than (fourteen) 14 days prior to the regular meeting of the Board (2nd Tuesday monthly).
2. All applications shall include all materials and copies as specified on the submittal requirements form.
3. All materials in color shall be copied in color.

Application Authorization

I hereby make application to the Town of North Yarmouth for the above-referenced property(ies) and the development as described. To the best of my knowledge, the information provided herein is accurate and is in accordance with the Zoning and Subdivision Ordinances of the Town, except where waivers are requested.

Signature: Wayne Wood Date: 04/21/2022
Printed Name: Wayne Wood, PLS #1328

Please identify yourself (check one): Agent*: [checked] Property Owner: []



**TOWN OF NORTH YARMOUTH
PLANNING BOARD
FEE CALCULATION SHEET**

NAME OF APPLICANT: S. Woodward & M. Burns
 PROPERTY ADDRESS: Lufkin Road
 MAP: 10 LOT: 1

SITE PLAN FEES

<u>Description</u>	<u>Fees</u>	<u>Total</u>
Preliminary Sketch Plan Review	\$0	_____
Site Plan Review Permit	\$250.00	_____
Amendment to Site Plan Review Permit	\$75.00	_____

SUBDIVISION APPROVAL FEES

MINOR SUBDIVISION (4 lots or less)

<u>Description</u>	<u>Fees</u>	<u>Total</u>
Non-refundable Application Fee	\$250.00	_____
Each Lot/Dwelling Unit	\$100.00	_____
Technical Review	Cost + \$25.00	_____

MAJOR SUBDIVISION (5 lots or more)

<u>Description</u>	<u>Fees</u>	<u>Total</u>
Non-refundable Application Fee	\$350.00	_____
Each lot/Dwelling Unit	\$100.00	_____
Technical Review	Cost + \$25.00	_____

TOTAL FEES REQUIRED _____

NOTE: Certain Subdivisions will be required to complete a Site Plan Review Permit. Review fees are not typically refundable. If extenuating circumstances occur, the Board may consider a partial or full refund.

